

069.0

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

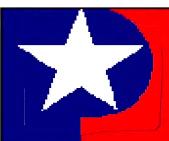
897,200 / 897,200

USE VALUE:

897,200 / 897,200

ASSESSED:

897,200 / 897,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		DRAPER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHITE BENJAMIN &	
Owner 2: WHITE PATRICIA BOLAND	
Owner 3:	
Street 1: 15 DRAPER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: OAKLEY TRISTAM -	
Owner 2: STRINGER ROBERT A III -	
Street 1: 15 DRAPER AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Aluminum Exterior and 2066 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	492,300		404,900	897,200

Legal Description	
User Acct	
44017	
GIS Ref	
GIS Ref	
Insp Date	
07/07/20	

Total Card / Total Parcel	
897,200 / 897,200	

Total Card	0.121	492,300		404,900	897,200	Entered Lot Size
Total Parcel	0.121	492,300		404,900	897,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	434.37	/Parcel: 434.37	Land Unit Type:

Parcel ID	069.0-0003-0003.0
	15919!

PRIOR ID # 1:	44017
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	

PRINT	
Date	Time
12/30/21	02:59:29
LAST REV	
Date	Time
07/07/20	10:53:04

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

SALES INFORMATION	TAX DISTRICT

PAT ACCT.	
	5919

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OAKLEY TRISTAM,	68095-591		9/27/2016		820,500	No	No		
OAKLEY TRISTAM	52617-338		4/22/2009	Family		99	No	No	
DOREY C KATHLEE	42815-258		4/27/2004		570,850	No	No		
	16928-596		4/1/1986		203,000	No	No	Y	

ACTIVITY INFORMATION	
Date	Result
7/7/2020	Measured
10/23/2018	MEAS&NOTICE
1/21/2009	Meas/Inspect
8/24/2004	MLS
10/7/1999	Meas/Inspect
7/29/1993	EK

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280	Sq. Ft.	Site			0	70.	1.10	12									404,882						404,900	

Total AC/HA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 15 - Old Style	1	Rating: Very Good															
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:														
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Very Good														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Good														
Prime Wall: 3 - Aluminum		A HBth:	Rating:														
Sec Wall: 2 - Clapboard	25 %	OthrFix:	Rating:														
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID				Sum Area By Label :							
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1	UAT = 910								
Color: WHITE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O		SFL = 874								
View / Desir:		Fpl: 1	Rating: Good			Other			FFL = 964								
GENERAL INFORMATION				WSFlue:	Rating:	Upper			BMT = 874								
Grade: C+ - Average (+)		CONDOS INFORMATION				Lvl 2			WDK = 168								
Year Blt: 1930	Eff Yr Blt:	Location:				Lvl 1			DFP = 114								
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct: G21	Fact: .	Floor:															
Const Mod:		% Own:															
Lump Sum Adj:		Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wal 2 - Plaster		Functional:	%	Interior:		1	6	3									
Sec Int Wall:	%	Economic:	%	Additions:													
Partition: T - Typical		Special:	%	Kitchen: 2003													
Prim Floors: 3 - Hardwood		Override:	%	Baths:													
Sec Floors: 4 - Carpet	30 %	Total:	10.8 %	Plumbing:													
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Electric:											
Subfloor:		Basic \$ / SQ: 135.00		Heating:													
Bsmnt Gar:		Size Adj: 1.22127318		General:													
Electric: 3 - Typical		Const Adj: 1.03630865		Totals	1	6	3										
Insulation: 3 - Typical		Adj \$ / SQ: 170.858															
Int vs Ext: S		Other Features: 107250															
Heat Fuel: 2 - Gas		Grade Factor: 1.10															
Heat Type: 5 - Steam		NBHD Inf: 1.00000000															
# Heat Sys: 1		NBHD Mod:															
% Heated: 100	% AC:	LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO	Adj Total: 551932															
% Com Wal	% Sprinkled	Depreciation: 59609		Juris. Factor: 1.00	1.00	Before Depr: 187.94											
		Depreciated Total: 492324		Special Features: 0		Val/Su Net: 152.79											
				Final Total: 492300		Val/Su SzAd 267.85											
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 069.0-0003-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					